

7019733

TW 18768

Mail Tax Notice to:
La Quinta Inns, Inc.
La Quinta #176 P.O. Box 2636 Property Tax
San Antonio, TX 78299-2636

7019733
07/07/98 4:05 PM 14.00
NANCY WORKMAN
RECORDER, SALT LAKE COUNTY, UTAH
TITLE WEST
REC BY: V VEGA , DEPUTY - WI

1087487 - R8 SDMS

GENERAL WARRANTY DEED

Michele E. Scott, Robert F. Edwards, Jr., Kathryn Edwards-Repka, now known as Kathryn Edwards Robison, and Kerry Edwards (collectively, "GRANTOR") with a mailing address of c/o Robert F. Edwards, 1565 Adrian Road, Burlingame, CA 94010 hereby CONVEY and WARRANT to La Quinta Inns, Inc., a Texas Corporation ("GRANTEE"), with a mailing address of 112 East Pecan Street, Suite 200, San Antonio, TX 78205, for the sum of Ten Dollars and other good and valuable consideration, the following described tract(s) of land in Salt Lake County, State of Utah:

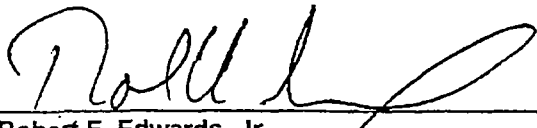
Beginning at a point 243.52 feet North 89 degrees 58'21" East and 67.44 feet South 00 degrees 01'39" East and 485.28 feet North 89 degrees 58'20" East from the Salt Lake City Survey Monument found at the intersection of 100 South and 400 West Streets, said point being the Northeast Corner of Lot 8, Block 66, Plat A, Salt Lake City Survey, and running thence South 00 degrees 03'19" East 173.25 feet; thence South 89 degrees 58'20" West 165.00 feet; thence North 00 degrees 03'19" West 8.25 feet; thence South 89 degrees 58'20" West 82.5 feet; thence North 00 degrees 03'19" West 165.00 feet; thence North 89 degrees 58'20" East 247.50 feet to the point of beginning, and being the same property conveyed to Michele E. Scott, Robert F. Edwards, Jr., Kathryn Edwards-Repka, and Kerry Edwards, an undivided twenty-five percent (25%) interest each as tenants in common, by Special Warranty Deed recorded March 7, 1991 as Entry No. 5035592 in Book 6296 at Page 120.

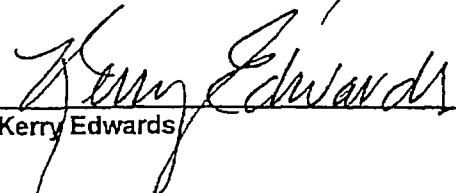
Sidwell No.: 15-01-203-001

TOGETHER WITH (a) Grantor's right, title and interest in all adjacent streets, alleys, rights of way and any adjacent strips of real estate; (b) all easements and right of way appurtenant to or benefiting such parcel; (c) all water rights, ditch rights and interest or shares in water or irrigation companies used in connection therewith; (d) all utility hook-ups and connections relating thereto; and (e) all permits, approvals and development rights associated herewith

SUBJECT TO the exceptions and matters set forth on Exhibit "A" attached hereto.

WITNESS the hand of said Grantor this June 30, 1998.


Robert F. Edwards, Jr.


Kerry Edwards

OK 8029PG2693

Michele E. Scott
Michele E. Scott

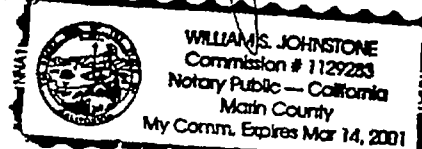
Kathryn Edwards-Repka
Kathryn Edwards-Repka, now known as Kathryn
Edwards Robison,

State of CALIFORNIA)
County of MARIN) ss.

On June 30, 1998 personally appeared before me Michele E. Scott, the signer of
the foregoing instrument who duly acknowledged to me that she executed the same.

William L. Johnston
Notary Public

State of California)
County of San Mateo) ss.



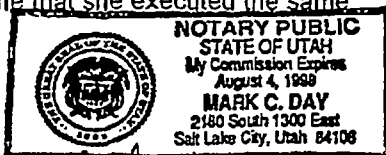
On June 30, 1998 personally appeared before me Robert F. Edwards, Jr., the
signer of the foregoing instrument who duly acknowledged to me that he executed the same.



Robert F. Edwards, Jr.
Notary Public

State of California)
County of San Mateo) ss.

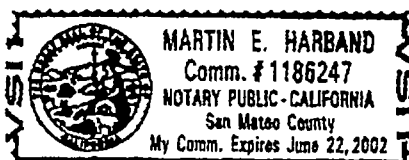
On July 6, 1998 personally appeared before me Kathryn Edwards-Repka, now
known as Kathryn Edwards Robison, the signer of the foregoing instrument who duly acknowledged
to me that she executed the same.



Mark C. Day
Notary Public

State of California)
County of San Mateo) ss.

On June 30, 1998 personally appeared before me Kerry Edwards, the signer of the
foregoing instrument who duly acknowledged to me that he/she/they executed the same.



Robert F. Edwards, Jr.
Notary Public

DK8029PG2694

Exhibit "A"

Permitted Exceptions

The land described herein is located within the boundaries of SALT LAKE CITY and is subject to charges and assessments levied thereby.

Notice of Adoption of Redevelopment Plat entitled "C.B.C. NEIGHBORHOOD DEVELOPMENT PLAN" and dated May 1, 1982, recorded November 29, 1984, as Entry No. 4020604, in Book 5609, at Page 1953.

A new Special Assessment for which only a "Notice of Intention" has been recorded:

By	SALT LAKE CITY
Purpose	CURB AND GUTTER
Recorded	October 28, 1997
Entry No.	6774541
Book/Page	7791/2396

A new Special Assessment for which only a "Notice of Intention" has been recorded:

By	SALT LAKE CITY
Purpose	DOWNTOWN ALLIANCE
Recorded	February 19, 1998
Entry No.	6868483
Book/Page	7884/2722

All matters disclosed by that certain survey, dated May 29, 1998, prepared by CRS Consulting Engineers, Inc., under job No. 14263:

- (A) Fence lines do not match the property lines.
- (B) Storm drain and power lines (no record easement).

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6959257
WHEN RECORDED, PLEASE RETURN TO:

Ms. Cynthia Stevens
La Quinta Inns, Inc.
P.O. Box 2636
San Antonio, Texas 78299-2636

ATC - D196019

SPECIAL WARRANTY DEED

DAVID E. SALISBURY, STEPHEN D. SWINDLE and JERRY L. BROWN, Trustees of the Van Cott, Bagley, Cornwall & McCarthy Profit-Sharing Trust, Grantor, hereby convey and warrant against all claiming by, through or under them to LA QUINTA INNS, INC., a Texas corporation, with its principal offices located at La Quinta Inn #176, P.O. Box 2636 Property Tax, San Antonio, Texas 78299-2636, Grantee, for the sum of Ten Dollars (\$10.00), and other good and valuable consideration, certain real property located in Salt Lake County, State of Utah, more particularly described as follows:

BEGINNING at a point 10 feet East from the Northwest corner of Lot 6, Block 66, Plat "A", Salt Lake City Survey; thence South 220 feet to North face of concrete foundation wall; thence West along North face of said wall and wall produced 7.7 feet; thence Southerly along the West face of said concrete wall and wall produced 75.95 feet to a point 4 feet North from the North facing of a 13.75 foot outside diameter concrete smokestack; thence West 5.81 feet to a point 4 feet West from the West face of said smokestack; thence South 34.05 feet to South boundary line of Lot 5, said Block 66, thence East 498.51 feet, to the Southeast corner of Lot 8, said Block 66, thence North 156.75 feet, thence West 165 feet, thence North 8.25 feet, thence West 82.5 feet, thence North 165 feet, thence West 237.5 feet to the point of BEGINNING.

LESS AND EXCEPTING THEREFROM that portion conveyed to Utah Power and Light COMPANY, a Utah corporation organized and existing under the laws of the State of Utah as disclosed by that certain Warranty Deed recorded June 25, 1984, as Entry No. 3959294, in Book 5567, at Page 2324, Salt Lake County Recorder's Office, being more particularly described as follows:

BEGINNING at a point which is North 89°58'22" East 10.0 feet and South 00°02'07" East 132.02 feet from the Northwest corner of Lot 6, Block 66, Plat "A", Salt Lake City Survey; said point of beginning also being North 89°58'22" East along the city monument line 243.29 feet and South 0°02'07" East 199.46 feet

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from the city monument at the intersection of 100 South Street and 400 West Street; thence running South 0°02'07" East 88.02 feet; thence South 89°58'22" West 7.70 feet; thence South 0°02'07" East 75.97 feet; thence South 89°58'22" West 5.81 feet; thence South 0°02'07" East 34.06 feet to a point on the south line of said Lot 5, thence North 89°58'22" East along the south line of said Lots 5 and 6, 106.38 feet to a point which is 14.90 feet South, of the Southeast corner of an existing building; thence North 0°25'13" West along the East face of said building line projected, 198.05 feet; thence South 89°58'22" West 91.54 feet to the point of BEGINNING.

Contains 2.27 acres, more or less.

Subject to the following:

- (a) Real estate taxes and assessments for the year 1998 and thereafter.
- (b) Parking Lot Lease dated January 1, 1997, between the Grantor herein, as Lessor, and Ampco System Parking, a California Corporation, as Lessee.
- (c) Effects of that certain instrument entitled "Notice of Adoption of Redevelopment Plan entitled 'C.B.D. Neighborhood Development Plan' and dated May 1, 1982," recorded November 28, 1984, as Entry No. 4020604, in Book 5609, at Page 1953, Salt Lake County Recorder's Office.
- (d) Said property is located within the boundaries of Salt Lake City and is subject to charges and assessments levied thereunder.

(THE FOLLOWING AFFECTS ALL OF THE SUBJECT PROPERTY, TOGETHER WITH OTHER PROPERTY)

- (e) Effects of that certain instrument entitled "Resolution No. 62 of 1997, a resolution to create Salt Lake City, Utah Special Improvement District No. 106007, as described in the Notice of Intention concerning the district and authorizing the City officials to proceed to make improvements as set forth in the Notice of Intention to create the district." Said Resolution No. 62 of 1997 recorded October 28, 1997, as Entry No. 6774541, in Book 7791, at Page 2396.

(THE FOLLOWING AFFECTS ALL OF THE SUBJECT PROPERTY)

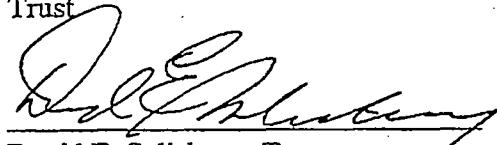
- (f) Special Assessment for Downtown Alliance, assessed November 15, 1997, Extension No. 8690-97, Account No. 17864, total amount assessed \$1,589.44, each installment being \$529.81, with a total unpaid principal balance of \$1,059.63, Salt Lake City Treasurer's Office.

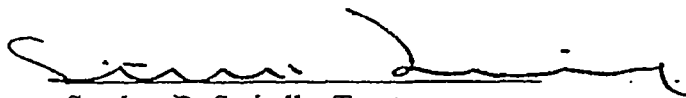
(THE FOLLOWING AFFECTS ALL OF THE SUBJECT PROPERTY)

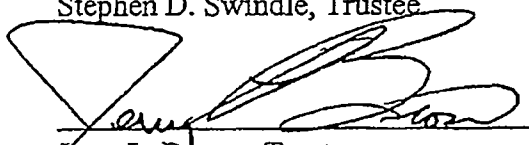
- (g) Those matters disclosed on that certain survey prepared by CRS Consulting Engineers, Inc. certified under the date of October 7, 1997, by Robert R. Smeltzer, a Registered Land Surveyor holding License No. 4104, as Drawing No. 13946.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty
Deed this 7th day of May, 1998.

DAVID E. SALISBURY, STEPHEN
D. SWINDLE and JERRY L. BROWN,
Trustees of the Van Cott, Bagley,
Cornwall & McCarthy Profit-Sharing
Trust


David E. Salisbury, Trustee


Stephen D. Swindle, Trustee


Jerry L. Brown, Trustee

STATE OF UTAH

)

: ss.

COUNTY OF SALT LAKE

)

The foregoing instrument was acknowledged before me this 7th day of May, 1998, by David E. Salisbury, Stephen D. Swindle and Jerry L. Brown.

Carolyn L. Hopkins
NOTARY PUBLIC
Residing at: Salt Lake City, UT

My Commission Expires:

Sept. 30, 2000

